Peace Bridge Village

Welcome to Peace Bridge Village Townhomes

by Park Lane Home Builders

948 Burwell Street (Block 47 Unit 2), Fort Erie

$579,900.00 **

FREEHOLD +/- 1834 SQ FT END UNIT TOWNHOME. Discover the perfect blend of modern living and convenient location in this stunning 3-bedroom, 2 storey home. One of the standout features of this townhome is its generous square footage, providing ample living space.
The main level welcomes you with SMOOTH ceilings* and an open-concept design, ideal for entertaining and everyday living. See the attention to detail, with upgraded elegant European windows**, complementing the stylish and easy-care vinyl plank flooring on the main level. Convenient laundry on the upper level, near the 3 generous sized bedrooms. Primary bedroom with walk-in closet and ENSUITE. The upgraded front elevation adds curb appeal, while the rear covered deck provides an inviting outdoor space to enjoy the fresh air. Central air included. With an attached garage for your convenience and paved drive.

The unfinished basement has a spacious basement window (approx 90 in x 36 in) which would be impressive if a future family room is added. Or you may decide, up the road, to add an Auxiliary Dwelling Unit since there is potential with a separate entrance (subject to the Buyer's due diligence and required approvals). This isn't just a house; it's a smart, versatile solution for modern living.

CONVENIENT LOCATION - Situated in a sought after Fort Erie neighbourhood, you'll enjoy easy access to shopping, amenities, and the QEW for easy commuting. Enjoy the recreational delights of Lake Erie.

* SMOOTH CEILINGS (NOT TEXTURED)
** EUROPEAN WINDOWS (WITH THE EXCEPTION OF THE BASEMENT LEVEL)
** PRICE WITH HST REMOVED ON QUALIFYING NEW HOMES THROUGH MARCH 2026. ELIGIBILITY MAY VARY. E.&E.O.
*** ILLUSTRATIONS AND SPECIFICATIONS ARE NOT EXACT AND MAY BE SUBJECT TO CHANGE

PARK LANE HOME BUILDERS

948 Burwell Street, Fort Erie

EXTERIOR - Curb Appeal with a Transitional Flair - Preselected by the Builder

- **European Windows:** Elegant design on all above-grade levels, featuring an upgraded black exterior frame for a sleek, modern touch.
- **Upgraded Garage Door:** 8 ft tall insulated garage door
- **Outdoor Living:** Good-sized rear covered deck with a convenient garden door leading directly into the dining area.
- **Low-Maintenance Finish:** Attractive blend of brick, vinyl, and aluminum exterior for lasting beauty and low upkeep.
- **Includes:** Sodded lot and paved driveway included.

INTERIOR - Extra Space & Versatile Living Solutions

Main Level

- **Spacious Open-Concept Layout:** Features smooth ceilings, multiple pot lights, luxurious vinyl plank flooring, and a wider staircase complete with an upgraded iron railing (main floor).
- **Light-Filled Living Areas:** The Great Room boasts a large window with views of the deep backyard, while the dining area offers seamless outdoor access from the garden door to the covered deck.
- **Gourmet Kitchen:** Stylish cabinetry with 36" upper cabinets with crown moulding and light valence, set of pot & pan drawers, a dedicated pantry closet for extra storage, a center island with a breakfast bar, and upgraded **Silestone Quartz** countertops. Under cabinet lighting is roughed in.
- **Powder Room:** Convenient main-floor 2-piece bath featuring an upgraded **Silestone Quartz** counter.

Upper Level

- **Functional Family Layout:** Includes 3 spacious bedrooms, 2 full bathrooms, and a laundry .
- **Primary Bedroom Suite:** A nicely appointed retreat featuring a walk-in closet and a private ensuite complete with a 5 ft acrylic shower with pot light and a single-sink vanity with laminate counter.
- **Second Full Bath:** Well-designed 4-piece bathroom with a single-sink vanity and laminate counter.

Basement

- Unfinished basement awaiting your personal touch, highlighted by a standout 90" wide window

For further details or to schedule a viewing: **Contact Cathy: 📞 905-329-9663** or 905-685-0688

* Prices and specifications subject to change without notice. Illustrations and maps are artist's conceptions and
** The Federal & Provincial governments have removed HST on qualifying homes through March 2027. The price you see is the price you pay. Eligibility may vary. Time limited offer.
*** Illustrations, rendering and maps are artist's conceptions and not to scale.

Note: 948 Burwell is built as a single-family home. Any future alterations for conversion to add an Auxiliary Dwelling Unit after possession must comply with the Ontario Building Code and all other applicable municipal by-laws, inspections and approvals. Park Lane Home Builders Limited assumes no responsibility or liability for any future alterations or additions completed by the homeowner. E.&O.E.

Sept 2026